

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

19 LEX GROVE OAK PARK VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$797,000

&

\$876,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/15 MARGARET STREET OAK PARK VIC 3046	\$845,000	08-Jun-23
1/10 VALDOONE COURT OAK PARK VIC 3046	\$900,000	06-Apr-23
2/26 ETHEL STREET OAK PARK VIC 3046	\$903,000	22-Mar-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 August 2023

**1/15 MARGARET STREET OAK  
PARK VIC 3046**

3 2 2

Sold Price

RS

**\$845,000**

Sold Date

**08-Jun-23**

Distance

**0.7km****1/10 VALDOONE COURT OAK  
PARK VIC 3046**

3 3 2

Sold Price

**\$900,000**

Sold Date

**06-Apr-23**

Distance

**1.5km****2/26 ETHEL STREET OAK PARK  
VIC 3046**

4 2 2

Sold Price

**\$903,000**

Sold Date

**22-Mar-23**

Distance

**0.67km**

RS = Recent sale

UN = Undisclosed Sale

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